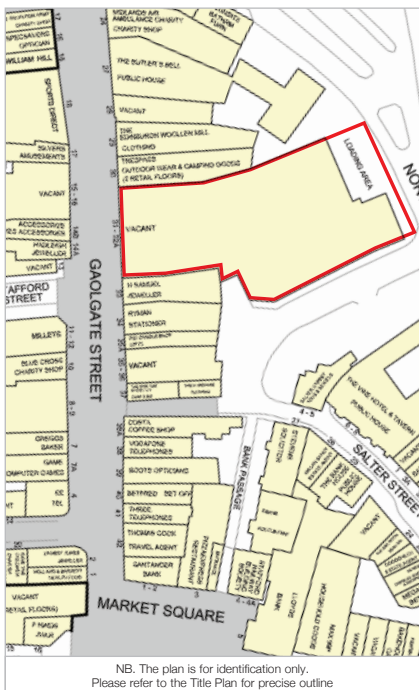


# **Stafford** **31/32 Gaolgate Street** **Staffordshire** **ST16 2NT**

- **Freehold Vacant Shop**
- Prominent town centre location on Gaolgate Street
- Comprises a GIA of 3,229.8 sq m (34,765 sq ft)

**Vacant**



NB. The plan is for identification only.  
Please refer to the Title Plan for precise outline



## **Tenure**

Freehold.

## **Location**

Stafford, the attractive county town of Staffordshire, is situated on the River Sow and is located 30 miles north of Birmingham. The town is served by the M6 Motorway, with junctions 13 and 14 approximately three miles south and north of the town respectively.

The property is situated within the town centre on the east side of the pedestrianised Gaolgate Street, opposite its junction with Stafford Street.

Occupiers close by include H Samuel (adjacent), The Edinburgh Woollen Mill, Ryman, Monsoon, Costa Coffee and Sports Direct, amongst others.

## **Description**

The property is arranged on ground and one upper floor with plant on the second floor.

The property provides the following gross internal accommodation and dimensions:

<b>Ground Floor</b>	<b>2,072.80 sq m</b>	<b>(22,311 sq ft)</b>
<b>First Floor</b>	<b>1,144.80 sq m</b>	<b>(12,323 sq ft)</b>
<b>Second Floor Plant</b>	<b>12.20 sq m</b>	<b>(131 sq ft)</b>
<b>Total GIA</b>	<b>3,229.80 sq m</b>	<b>(34,765 sq ft)</b>

NB. Not inspected by Allsop. Areas provided by Plowman Craven.

## **Tenancy**

The property is to be offered VACANT.

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

EPC Rating 54 Band C (Copy available on website).

## **Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 122 Stafford**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** J Kanagaratnam Esq, Hogan Lovells International LLP. Tel: 0207 296 2000 e-mail: [janan.kanagaratnam@hoganlovells.com](mailto:janan.kanagaratnam@hoganlovells.com)